



**PLANNING
BOARD**

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M E M O R A N D U M

TO: The Grafton Planning Board
FROM: Fiona Coughlan, Town Planner
CC: Natalia Alward, Planning Assistant (via email)
DATE: June 22, 2023
SUBJECT: Approval Under Subdivision Control Not Required Plan (ANR 2023-14) – 118.5 Westboro Road/8 Morgan Drive, Diverdi Builders, Inc. (Applicants and Owners).

I am forwarding a memorandum outlining the Planning Department's review of this ANR application. The Applicant submitted this application on June 22, 2023, and is appearing before the Planning Board on June 26, 2023. The Applicant is requesting to add a lot line splitting 118.5 Westboro Road into Lots 1 and 2 and modifying the lot line of 8 Morgan Road (Lot 3) to allow for more lot area on Lot 2. Each lot is buildable. The Town Planner corresponded with the Applicant on June 15, 2023, about the draft Plan, noting the following:

- A side setback measurement should be added to confirm the shed is compliant;
- The Town GIS indicates stone walls on 8 Morgan Drive which are not reflected in the Plan; and
- The wetlands appear to be different than those flagged on the 2001 Site Plan.

The Applicant noted the shed is being removed and Ecotec recently flagged the wetlands. Knowing this, the Town Planner does not see any issues with the application as proposed. The lots front one of the three types of ways specified in Chapter 41, Section 81L, MGL, meet the minimum frontage requirements as specified in Chapter 41, Section 81L, MGL, and vital access exists to the buildable portions of the lots as contemplated by Chapter 41, Section 81M, MGL. The Town Planner respectfully asks the Board to review the application and submitted materials for consideration. We encourage the applicant to come before the Board and discuss the project and the information stated in this review. Please contact me if you have any questions by phone at 508-839-5335 x1402, or by email at coughlanf@grafton-ma.gov.

Thank you.

Fiona Coughlan
Town Planner